



8413 Craftsbury Lane
LaCima Haven at Stonebridge
McKinney

Jane Clark
214-802-4680
jlclark@kw.com
www.JaneClarkRealty.com



This amazing 1.5 story property is situated in LaCima Haven Subdivision of the Stonebridge Ranch on a heavily wooded .36 acre creek lot, providing back yard privacy.

Enter through the Iron Gated entry into the Stunning Brick and Stone Court Yard offering impeccable architecture and designer touches throughout leaving no details overlooked.

Hand scraped Hardwoods, Coffered Ceilings and Extensive Millwork will dazzle as you enter this incredible property.





French Doors lead you into the Study. Trayed Ceilings, Stained Crown Molding & Baseboards, Hand-textured walls, Rounded corners, Solid core doors and 6" baseboards enhance the richness of this elegant home.

Next to the study is a Bedroom which can easily be used as an additional office suite.

Elegant Formal Dining offering Designer Paint, Exquisite Chandelier with Medallion and Crown Molding. Custom painted Butler's Pantry with Granite, Glass Front Cabinets along with the Wine Grotto. Perfect for Entertaining!





Gourmets will delight in this beautifully appointed Kitchen with Granite, Stainless Steel Appliances & Farm Sink, Double Ovens-one Convection & Built-in Refrigerator. Antiqued Custom White Cabinetry with Scrolled Accents & Iron Hardware. Furniture Style Granite Island with seating. Breakfast area is enhanced with Wall of Windows offering Gorgeous View of Wooded Greenbelt and Creek.





Enter into this Inviting Family Room with Scraped Hardwoods, Hand Textured Glazed Walls & Crown Molding. Floor to Ceiling Stone Fireplace with Hearth & Natural Wood Mantle. Glass Rocks create a calming effect. Large Paneless Glass Double Doors lead to an Amazing Outdoor Experience. This room is Absolutely Stunning!





Escape to the Private Owner's Retreat with Trayed Ceiling, Reverse Crown Molding & Spacious Sitting Area with Private Access to the Cozy Patio. The Lavish Master Bath features Plantation Shutters, oversized Rain head Shower, Marble Accented Tile Floor & Jetted Tub. Chic Lighting accents His & Her Separate Vanities. Amazing Walk-in Closet complete this Gorgeous Master Suite. Four remaining Bedrooms Split from Master all on the First Floor.





Entertainment Central!

Second Floor features a Fabulous Game room with Plantation Shutters, Vaulted Ceiling, ceiling fan & full bath. Surround Sound Wiring in place. Perfect as an additional Master Suite!

Also upstairs is an A/C, Heated Storage Room with Access to Attic.

The 1st Floor Media Room is private with sound proofed walls & doors. Surround System Wiring & projector ready to complete this Entertainer's Delight.





“Casita” allows your guests to come and go as they please! Private 1 Bedroom with Vaulted Ceiling, Plantation Shutters. The Kitchenette offers Granite, Microwave, Sink & Kitchen Cabinets. Your guests will enjoy the Oversized Shower & Ample Closet Space. Glass Doors with a Retractable Screen Open to the Court Yard Sitting Area. Quiet Elegance Inside and Out!





An Entertainers Dream!

Experience the Outdoors and Tranquility of this Outdoor Oasis. The Phantom Screen allows the Feel of Outdoors with protection from the elements.

The Covered Patio overlooks the Extensive Landscaped Back Yard with Greenbelt & Creek. This Large Back yard offers ample room for a Play and Entertainment.



Outdoor Experience

Escape to the “Resort Style” Outdoor Experience with Covered Patio, Tanning Area, Grilling Station and Extended Patio. Beyond the Patio, Enjoy the Wrought Iron Pergola Canopy with Wood Burning Stove & Retractable Canvas & Curtains overlooking a Breathtaking View of the Heavily Treed Creek Lot & Lush landscaped Back Yard.

Distinguishing Features

Entry

- Brick and Stone Faade with Extensive Landscaping & Trees on Cul-de-Sac
- Iron Arched Gate leading to Court yard
- Bricked Arch & Flagstone walkway to Solid Oak front door
- Coffered Ceiling, Dbl Crown Molding
- Hand-scraped Hardwoods Reverse Trim
- Hand-textured Walls, Rounded Corners
- Extensive Millwork and 6" Baseboards
- Distinctive Architectural Arches and Accents, High Ceilings throughout

Formal Dining

- Elegant with Extensive Millwork
- Large Iron Chandelier with Medallion
- Granite Butler Pantry
- Butler's Pantry with Bead Board Back-splash, Seeded Glass front cabinets
- Wine Grotto with locked iron door

Study

- French Doors lead to Private Stud
- Trayed Ceiling & Designer Lighting
- Hand-scraped Hardwoods
- Stained Crown Molding & Base Boards
- Hand textured Glazed Walls
- French Doors open to Court Yard

Media Room (1st floor)

- Media Equipment Niche
- Projector Ready & Surround Sound Wiring
- Neutral Colors. 6" Baseboards
- Sound Proofed Walls and Doors

Kitchen & Breakfast Area

- Granite Counters and Island
- Hand textured glazed Backsplash with Decorative Mosaic Tile above cooktop
- Hand-scraped Hardwoods
- Antique White Cabinets with Iron Hardware & Scroll Detailing
- Under and Over Mount Lighting
- Oversized Stainless Steel Farmers Sink
- Built-In Stainless Steel Refrigerator
- Double Ovens-one convection
- 4 Burner Gas Cooktop
- Asko Dishwasher
- Wine Refrigerator
- Large Walk-in Pantry
- Granite Breakfast Bar and Oversized Island with pull our trash cabinet
- Spacious Breakfast Area with Wall of Windows
- Gorgeous Greenbelt View

Family Room

- Hand scraped Hardwoods
- Floor to Ceiling Paneless Double Doors provide access to Covered Patio
- Hand textured glazed walls
- Stone & Brick Fireplace with Hearth and Custom Natural Wood Mantle
- Gas starter and Glass Rocks
- Crown Molding, 6" Baseboards

Utility/Attic Storage

- Huge Storage closets w/AC
- Floored Walk-Out Attic
- Separate Utility with built-in cabinets

Master Retreat

- Private Master Suite -Trayed Ceiling
- Crown Molding & Bronze Fan
- Sitting area-Low-E Glass Window overlooking Pergola & Treed Creek
- Plantation Shutters in Bath
- Separate His & Hers Vanities
- Oversized Rainhead Shower-seating
- Corner Jetted Tub
- Large Walk-in Closet with Shelving

Secondary Bedrooms (1st Floor)

- Spacious Secondary Bedrooms
- Planation Shutters
- Large Walk-in closets

Game Room

- Spacious Game Room up with double door entry. Surround Sound Wiring
- Vaulted Ceiling, Plantation Shutters, Crown Molding and Ceiling Fan
- Wrought Iron Spindle Staircase

Casita-Guest House

- Retractable Screen Opening to Court Yard Sitting Area & Glass door
- Vaulted Ceiling & Plantation Shutters
- Granite Kitchenette, Tile Backsplash
- Microwave
- Sink with Under Mount Lighting
- Oversize Shower Large Tile Flooring

Garage

- Oversized 3 Car Garage with sink and storage
- 2nd Garage with built-in shelves

This Home provides unmatched style, quality & craftsmanship for the discriminating home owner seeking the best in everything!



\$620,000



5 Bedroom (Casita)/5 Bath/Living/2 Dining/Game/Study/Media/Oversized 3 Car Garage

MLS:	Living Room:	21 x 18	Formal Dining:	14 x 11	Master:	15 x 20
Year Built: 2006	Study:	15 x 11	Kitchen:	17 x 13	Bedroom 2:	13 x 11
Square Ft: 4320/building plan	Game Room/2:	14 x 20/2	Breakfast:	12 x 10	Bedroom 3:	14 x 11
Acerage: 0.36 acres	Media Room:	11 x 12	Utility:	14 x 5	Bedroom 4:	13 x 12
Subdivision: LaCima Haven	Garage:	3 Car	Attic area:	15 x 10/2	Casita:	14 x 10
Development: Stonebridge Ranch					Casita Kitchen:	5 x 8

Schools: McKinney ISD Elementary: Wilmeth Middle: DJ Cockrill High School: McKinney North

kw
KELLERWILLIAMS
REALTY
 North Collin County
 An Independent Member Broker

Jane Clark
 realty group

Office: (972) 562-8883
Direct: (214) 802-4680
Email: jlclark@kw.com
www.JaneClarkRealty.com



The information contained herein is furnished by the owner to the best of his knowledge but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, change of price prior sale or withdrawal without notice. In accordance with the Law, this property is offered without respect to race, creed, national origin, sex, familial status, or disability.